



Haverhill

Board of Appeals
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AGENDA

BOARD OF APPEALS will hold A PUBLIC HEARING ON WEDNESDAY EVENING September 15, 2021 AT 7:00 P.M. in ROOM 202, CITY HALL (Please wait in the auditorium across the hall, where you can social distance, until we come get you as we will be bringing people into room 202 one case at a time), to hear the following items:

Nemesio Rodil, Jr for 50 Centre Street (Map 466, Block 195, Lot 14A)

Applicant seeks a dimensional variance for front yard setback of 16.84 ft where 40 ft is required to construct a farmers porch onto the front of a single-family dwelling in a RR zone. (BOA-21-29)

Adam Tilden for 465 Groveland Street (Map 442, Block 1, Lots 15 & 16)

Applicant seeks a dimensional variance for rear yard setback of 15.5 ft where 30 ft is required to convert existing detached one-story wood framed structure into a residential unit that shall connect to the existing single-family dwelling as a result of the construction of 2-car garage to create a two-family dwelling in a RH zone. (BOA-21-31)

John & Margaret Sandlin for 431 Kenoza Street (Map 469, Block 187, Lot 18)

Applicant seeks a special permit for construction of an Accessory Apartment in a RR zone. (BOA-21-33)

Carl J. Wighardt, Trustee of Porter RE Trust for 679 South Main Street)Map 747, Block 2, Lot 20)

Applicant seeks Special Permit to determine that proposed extension of existing non-conforming use (physical therapy office) shall not be substantially more detrimental than the existing nonconforming use to the neighborhood in a RH zone. (BOA-21-34)

LOT 139, LLC for 62 Seven Sister Road (Map 478, Block 1, Lot 50)

Applicant seeks a variance to construct a common driveway 240 ft in length where 200 ft is the maximum to provide access to two single-family dwellings in a RR zone. (BOA-21-30)

Felix Garcia for 115 South Pleasant Street (Map 708, Block 660, Lot 6)

Applicant seeks Special Permits to convert existing (non-conforming structure) two-family dwelling into a three-family dwelling and to determine that proposed extension of existing non-conforming structure will not be substantially more detrimental than the existing nonconforming structure to the neighborhood. Applicant also seeks dimensional variance for lot frontage of 71 ft where 80 ft is required for conversion to three-family dwelling in a RU zone. (BOA-21-36)

Bradford Unlimited Corp. for 815 Hilldale Avenue (Map 585, Block 430, Lot 1A)

Applicant seeks dimensional variances to create two new building lots and construct two new single-family dwellings in a RM zone. Requested variances for new Lot 69 include lot area (11,874 sf where 20,000 sf is required), lot frontage (86 ft where 150 ft is required), and lot width (90.7 ft where 112.5 ft is required). Requested variances for new Lot 71 include lot area (11,201 sf where 20,000 sf is required), lot frontage (86 ft where 150 ft is required), and lot width (91.5 ft where 112.5 ft is required). (BOA-21-35)

OTHER MATTERS:

Approval of minutes for the: August 18, 2021

Advertise: August 26, 2021

September 9, 2021

George Moriarty

George Moriarty, Chairman